

IN RE: PETITION FOR ZONING VARIANCE  
S/S Deerfield Road, 330' S of  
the c/l of Colonial Road  
(6950 Deerfield Road)  
3rd Election District  
2nd Councilmanic District  
Charlotte H. Scherr  
Petitioner

\* BEFORE THE  
\* DEPUTY ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* Case No. 91-316-A

#### FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests a variance to permit a lot width of 60 feet in lieu of the required 80 feet for a two-family dwelling on the subject property zoned D.R. 5.5 in accordance with Petitioner's Exhibit 1.

The Petitioner appeared and testified. Also appearing on behalf of the Petition were Gerald G. Altman, Jr., and Helen Marvin. Numerous residents of Colonial Village appeared in opposition. Kerry A. and Brian Jeffers were designated spokespersons for the group.

Testimony indicated that the subject property known as 6950 Deerfield Road, consists of 32,382 sq.ft. zoned D.R. 5.5 and is improved with a two-story dwelling which has been Petitioner's residence for the past 29 and 1/2 years. Petitioner is desirous of creating an apartment within the subject dwelling to enable her to continue residing in the subject property due to a change in her economic situation. She indicated that she is divorced, lives alone and considers herself "house rich and cash poor". Petitioner testified she has taken many steps to preserve and protect property values and upgrade the area. The unequivocal testimony presented by both sides indicated that Petitioner has been a tremendous asset to the community. Petitioner testified it is her belief that her situation is unique in that no other lot in Colonial Village is of the

subject size. She further testified that duplexes are not new to Colonial Village as there are a number in existence from the original development. Petitioner testified in her opinion the granting of the relief requested will not increase traffic or result in any detriment to the health, safety or general welfare of the surrounding community. She noted that she is a walker, not a driver. Further, Petitioner pointed out that the Board of Directors of Colonial Village and Improvement Association passed a motion wherein the Association declined to take a position regarding the instant Petition for Zoning Variance.

Testimony presented by the Protestants indicated they do not believe the Petitioner's situation is unique in that many long-time residents, or those on limited incomes, would find themselves in similar situations as their families decrease in size. A signed Petition of residents in opposition was introduced and marked Protestant's Exhibit 1. The Protestants contend that the granting of the relief requested would be detrimental to the community. The comments of the Office of Planning dated March 20, 1991 recommended denial of the request indicating the "community immediately impacted by the proposed use does not support the request for a two-family dwelling."

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether the grant would do substantial injustice to applicant as well as other property owners in the

district or whether a lesser relaxation than that applied for would give substantial relief; and

3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

After due consideration of the testimony and evidence presented, there is insufficient evidence to allow a finding that strict compliance with the regulations would unreasonably prevent the use of the property for a use permitted. Financial or economic hardships alone are insufficient grounds for considering a variance request. The Petitioner has failed to show that compliance would unreasonably prevent the use of the property. Therefore, the variance requested must be denied.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be denied.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 6th day of May, 1991 that the Petition for Zoning Variance to permit a lot width of 60 feet in lieu of the required 80 feet for a two-family dwelling on the subject property zoned D.R. 5.5, in accordance with Petitioner's Exhibit 1, be and is hereby DENIED.

ANN M. NASTAROWICZ  
Deputy Zoning Commissioner  
for Baltimore County

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning



111 West Chesapeake Avenue  
Towson, MD 21204

887-3353

May 6, 1991

Ms. Charlotte H. Scherr  
6950 Deerfield Road  
Pikesville, Maryland 21208

RE: PETITION FOR ZONING VARIANCE  
S/S Deerfield Road, 830' S of the c/l of Colonial Road  
(6950 Deerfield Road)  
3rd Election District - 2nd Councilmanic District  
Charlotte H. Scherr - Petitioner  
Case No. 91-316-A

Dear Ms. Scherr:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Zoning Variance has been denied in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact Ms. Charlotte Radcliffe at 887-3391.

Very truly yours,

ANN M. NASTAROWICZ  
Deputy Zoning Commissioner  
for Baltimore County

ANN:bjs

cc: Mr. & Mrs. Brian Jeffers  
7008 Deerfield Road, Baltimore, Md. 21208

People's Counsel

File

ORDER RECEIVED FOR FILING

Date 5/6/91  
By [Signature]

ORDER RECEIVED FOR FILING

Date 5/6/91  
By [Signature]

ORDER RECEIVED FOR FILING

Date 5/6/91  
By [Signature]

ANN:bjs

- 3 -

# 279  
PETITION FOR ZONING VARIANCE  
TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 91-316-A

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 402.1 To permit a lot width of 60' in lieu of the required 80' for a two-family dwelling in a D.R. 5.5 zone

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

The peculiar shape of the property (diamond shape) at the end of a cul-de-sac causes the property to be 65' wide instead of the required 80'. Otherwise, the property meets all requirements for a two-family dwelling.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: \_\_\_\_\_  
(Type or Print Name)

Legal Owner(s): Charlotte H. Scherr  
(Type or Print Name)

Signature: [Signature]  
Signature: [Signature]

Address: \_\_\_\_\_  
(Type or Print Name)

City and State: \_\_\_\_\_

Attorney for Petitioner: \_\_\_\_\_  
(Type or Print Name)

Signature: \_\_\_\_\_  
Signature: \_\_\_\_\_

Address: \_\_\_\_\_  
(Type or Print Name)

City and State: \_\_\_\_\_

Attorney's Telephone No.: \_\_\_\_\_  
Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 30 day of April, 1991, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 109, County Office Building in Towson, Baltimore County, on the 27th day of April, 1991, at 10 o'clock

ESTIMATED MONTH OF HEARING: 1/1991  
AVAILABLE FOR HEARING: MON. / TUES. / WED. - NEXT TWO MONTHS  
ALL OWNERS: DEFERRED  
REVIEWED BY: [Signature] DATE: 1-14-91 (over)  
By: [Signature]

# 279  
Zoning Description  
Beginning at a point on the south side of Deerfield Road which is a cul-de-sac at the distance of 830' ± south of the center line of Colonial Road.

Being Lot 170A in the re-subdivision of Lots 170 & 171 Colonial Village as recorded in Baltimore County Plat Book G&B #19 Folio #26 containing .743 acres. Also known as 6950 Deerfield Road located in Election District 3.

91-316-A

# 279  
ZONING DESCRIPTION

BEING known and designated as Lot No. 170A, as shown on the plat of "re-subdivision of Lots Nos. 170 and 171, Colonial Village", which plat is recorded among the Plat Books of Baltimore County in Plat Book G&B No. 19 folio 26. The improvements thereon are known as No. 6950 Deerfield Road.

91-316-A

#### CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 3rd Date of Posting: 3-14-91

Posted for: [Signature]

Petitioner: [Signature]

Location of property: [Address]

Location of Signs: [Address]

Remarks: \_\_\_\_\_

Posted by: [Signature] Date of return: 3-14-91

Number of Signs: 1

#### CERTIFICATE OF PUBLICATION

TOWSON, MD. 3-19, 1991

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 3-14, 1991.

THE JEFFERSONIAN,  
S. Zehe, Publisher

\$ 32.83

**CERTIFICATE OF PUBLICATION**

Pikesville, Md., 3/13 19 91

THIS IS TO CERTIFY, that the annexed advertisement was published in the NORTHWEST STAR, a weekly newspaper published in Pikesville, Baltimore County, Maryland before the 14th day of March 19 91

the first publication appearing on the 13th day of March 19 91

the second publication appearing on the \_\_\_\_\_ day of \_\_\_\_\_ 19 \_\_\_\_\_

the third publication appearing on the \_\_\_\_\_ day of \_\_\_\_\_ 19 \_\_\_\_\_

THE NORTHWEST STAR

Manager J. Robert Haines

Cost of Advertisement \$20

**REPAIRS OUR PRODUCTS**  
 from up to \$359 per week. Amazing  
 results! Free estimate. Call 1-412-843-7954, ext. 19.

**PART TIME**  
 Clerk and/or working supervisor.  
 Day shift & some evenings  
 well. Ice cream store Smith Ave.  
 Ask for Mrs. Rubinek  
**486-2171**  
 Call Mon. 11-4 Mon.-Fri.

**POSTAL JOBS AVAILABLE!**  
 Many positions. Great benefits.  
 Call 1-800-825-7555, ext. P-1240

**PERSONALS**  
 PERSONAL - Baltimore's only  
 professional profile development service.  
 31-111, Call 1-800-442-9500.

**WANTED**  
 EASY WORK! Excellent pay!  
 Assemble products at home. Call for  
 information. 1-800-641-8003, ext.  
 204.

**HOUSEHOLD**  
 Everything included except  
 bedspread. Security. See  
 home. \$100/month. Call 526-7720.  
 Leave message.

**LEGAL NOTICE**  
 BALTIMORE COUNTY GOVERNMENT  
 ZONING COMMISSIONER  
 OFFICE OF PLANNING AND ZONING  
 TOWSON, MARYLAND 21204

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:

Case Number: 91-316-A  
 5/8 of Cul-de-sac, 830' S of c/l Colonial Road  
 6950 Deer Field Road  
 3rd Election District - 2nd Councilmanic  
 Hearing: Tuesday, April 9, 1991 at 2:00 p.m.  
 Variance to permit a lot width of 60 ft. in lieu of the required 80 ft. for a two family dwelling in a D.R.S.5 zone.

J. Robert Haines  
 Zoning Commissioner of  
 Baltimore County

**Baltimore County  
Zoning Commissioner**  
 County Office Building  
 111 West Chesapeake Avenue  
 Towson, Maryland 21204

Account: R-001-4150  
Number

**receipt**

Date: 3/14/91 H9100E79

PUBLIC HEARING FEES	QTY	PRICE
010 -ZONING VARIANCE (IRL)	1 X	\$35.00
TOTAL:		\$35.00

LAST NAME OF OWNER: SCHERR

04A04H0047M1CHRC \$35.00  
 Please Make Checks Payable To: Baltimore County 04A009132AND1/17/91

Validation

**Baltimore County  
Zoning Commissioner**  
 County Office Building  
 111 West Chesapeake Avenue  
 Towson, Maryland 21204

Account: R-001-6150  
Number

**receipt**

Date: 91-316

04A04H01331CHRC \$77.83  
 Please Make Checks Payable To: Baltimore County 04A009132AND1/17/91

Validation

**Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning**

111 West Chesapeake Avenue  
Towson, MD 21204

887-3353

DATE: 3/26/91

Charlotte H. Scherr  
 6950 Deerfield Road  
 Baltimore, Maryland 21208

RE:  
 Case Number: 91-316-A  
 5/8 of Cul-de-sac, 830' S of c/l Colonial Road  
 6950 Deer Field Road  
 3rd Election District - 2nd Councilmanic  
 Petitioner(s): Charlotte H. Scherr  
 HEARING: TUESDAY, APRIL 9, 1991 at 2:00 p.m.

Dear Petitioner(s):

Please be advised that \$ 77.83 is due for advertising and posting of the above captioned property.

THIS FEE MUST BE PAID AND THE ZONING SIGN & POST SET(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please make your check payable to Baltimore County, Maryland. Bring the check and the sign & post set(s) to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 113, Towson, Maryland fifteen (15) minutes before your hearing is scheduled to begin.

J. Robert Haines

J. ROBERT HAINES  
 ZONING COMMISSIONER  
 BALTIMORE COUNTY, MARYLAND

**Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning**

111 West Chesapeake Avenue  
Towson, MD 21204

887-3353

**FEB 21 1991**

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:

Case Number: 91-316-A  
 5/8 of Cul-de-sac, 830' S of c/l Colonial Road  
 6950 Deer Field Road  
 3rd Election District - 2nd Councilmanic  
 Petitioner(s): Charlotte H. Scherr  
 HEARING: TUESDAY, APRIL 9, 1991 at 2:00 p.m.

Variance to permit a lot width of 60 ft. in lieu of the required 80 ft. for a two family dwelling in a D.R.S.5 zone.

J. Robert Haines

J. ROBERT HAINES  
 Zoning Commissioner of  
 Baltimore County

**Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning**

111 West Chesapeake Avenue  
Towson, MD 21204

887-3353

March 29, 1991

Ms. Charlotte H. Scherr  
 6950 Deerfield Road  
 Baltimore, MD 21208

RE: Item No. 279, Case No. 91-316-A  
 Petitioner: Charlotte H. Scherr  
 Petition for Zoning Variance

Dear Mr. & Mrs. Scherr:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

IT WOULD BE APPRECIATED IF YOU WOULD RETURN YOUR WRITTEN COMMENTS TO MY OFFICE, ATTENTION JULIE WINIARSKI. IF YOU HAVE ANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 887-3391.

Very truly yours,  
James E. Dyer  
 JAMES E. DYER  
 Chairman  
 Zoning Plans Advisory Committee

JED:jw  
 Enclosures

**Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning**

111 West Chesapeake Avenue  
Towson, MD 21204

887-3353

Your petition has been received and accepted for filing this 30th day of January, 1991.

J. Robert Haines  
 J. ROBERT HAINES  
 ZONING COMMISSIONER

Received By:  
James E. Dyer  
 Chairman,  
 Zoning Plans Advisory Committee

Petitioner: Charlotte H. Scherr  
 Petitioner's Attorney:

**Baltimore County Government  
Department of Public Works  
Bureau of Traffic Engineering**

401 Bosley Avenue Suite 405  
Towson, MD 21204

887-3554  
Fax 887-5784

February 14, 1991

Mr. J. Robert Haines  
 Zoning Commissioner  
 County Office Building  
 Towson, Maryland 21204

Dear Mr. Haines:

The Bureau of Traffic Engineering has no comments for items number 278, 279, 280 282, 283 284, 285, 286, and 287.

Very truly yours,  
Michael S. Flanigan  
 Michael S. Flanigan  
 Traffic Engineer Associate II

MSF/lvd

**received**  
3/19/91



BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines  
Zoning Commissioner

DATE: March 20, 1991

FROM: Pat Keller, Deputy Director  
Office of Planning and Zoning

SUBJECT: Charlotte H. Scherr, Item No. 279  
AMENDED COMMENT 91-316-A

On March 13, 1991, staff inadvertently submitted correspondence to the zoning commissioner indicating that in reference to the subject case we had no comment. Based on a review of the information provided, the instant case causes this office some concerns and the following comments are offered:

- The community immediately impacted by the proposed use does not support the request for a two-family dwelling.
- The applicant's site is located within the Community Conservation section of Pikesville.

Under the heading of Community Development, the Baltimore County Master Plan addresses the issue of community planning and conservation with the following policy statement: "Baltimore County's planning efforts should be focused on new as well as existing communities to ensure that the County's built environment provides desirable places for its citizens to live and work. The quality life in existing communities should be protected by active, considerate, and cooperative efforts of County government and community improvement organizations."

Based upon the analysis conducted, staff recommends the petitioner's request be denied.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

PK/JL/cmm

ITEM 279.AMD/ZAC1

received  
3/21/91

700 East Joppa Road, Suite 901  
Towson, MD 21204-5500

(301) 887-1500

JANUARY 28, 1991

J. Robert Haines  
Zoning Commissioner  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, MD 21204

RE: Property Owner: CHARLOTTE H. SCHERR  
Location: 4695 DEER FIELD ROAD

Item No.: 279 Zoning Agenda: JANUARY 29, 1991

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: *[Signature]* Noted and Approved: *[Signature]*  
Planning Group Fire Prevention Bureau  
Special Inspection Division

JK/KEK

received  
1/30/91

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: Zoning Advisory Committee DATE: February 4, 1991

FROM: J. Robert Haines, Zoning Commissioner

RE: Zoning Advisory Committee Meeting  
For January 29, 1991

The Development Rights Unit Division has reviewed the subject zoning item and has no comments for Items 278, 279, 280, 281, 282, 283 and 284.

For Item 282, the Planning and Zoning Group Comments are still applicable.

For Item 283, the Planning and Zoning Group Comments are still applicable.

*[Signature]*  
J. Robert Haines, Zoning Commissioner

END

received  
2/5/91

PLEASE PRINT CLEARLY  
PROTESTANT(S) SIGN-IN SHEET

NAME	ADDRESS
Kerry A. Jones	7055 Deerfield Rd 21208
Kathleen L. Scherr	7055 Deerfield Rd 21208
James J. Scherr	7055 Deerfield Rd 21208
Don S. Scherr	7055 Deerfield Rd 21208
Cele Rind	4215 Colonial Rd 21208
James J. Scherr	7055 Deerfield Rd 21208
Robert N. Krimmel	7055 Deerfield Rd 21208
Jason Roberts	7055 Deerfield Rd 21208
Hilda Mohr	7055 Deerfield Rd 21208
James J. Scherr	7055 Deerfield Rd 21208
John L. Napp	7103 Greenfield Rd 21208
Patricia Scherr	4215 Colonial Rd 21208

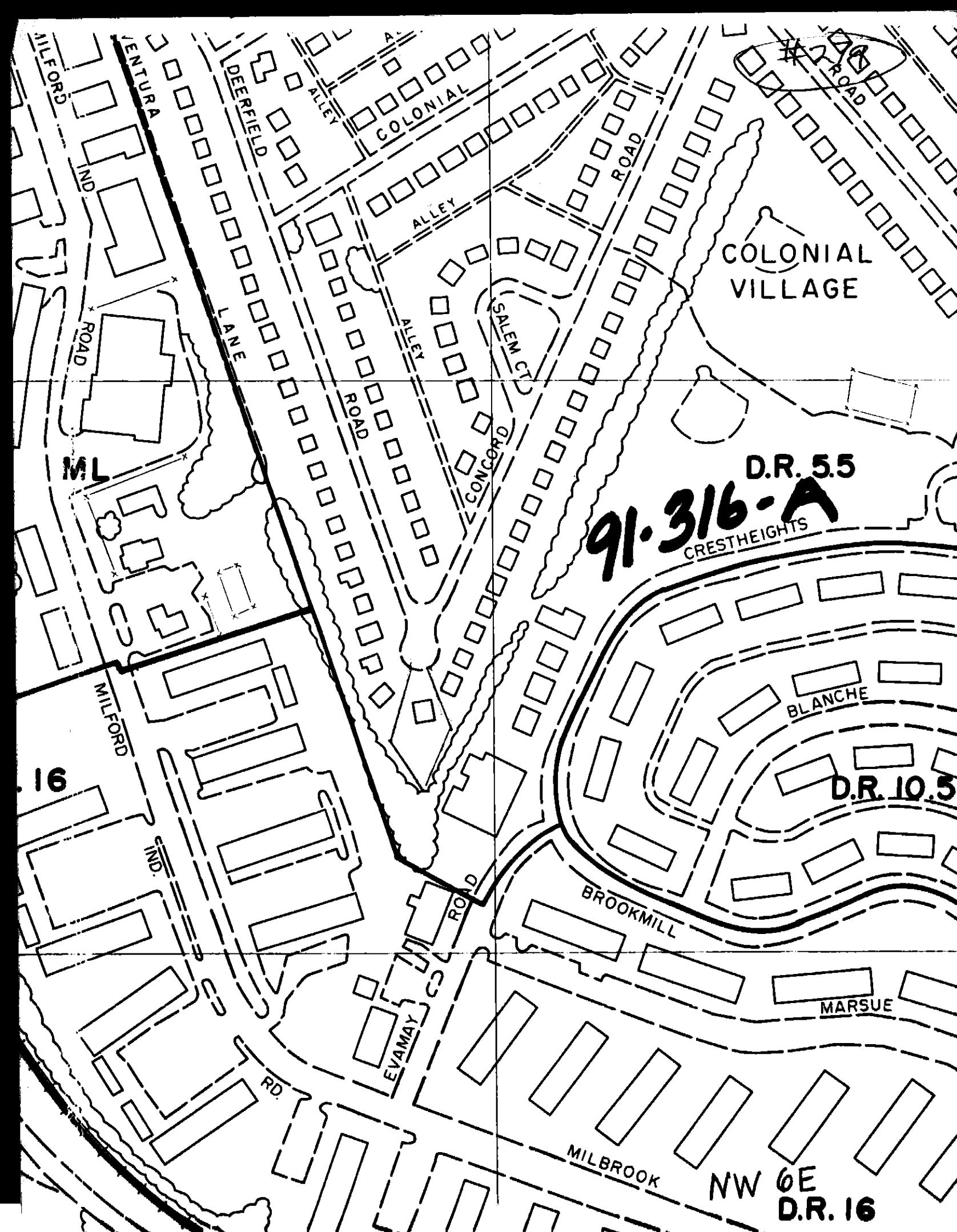
PROTESTANT'S  
EXHIBIT

WE, THE UNDERSIGNED, being adult residents of the Colonial Village Community, do hereby oppose the granting of a variance as requested by Honey Scherr in Case number 91-316-A on file with the Baltimore County, Maryland Office of Zoning, specifically, for the conversion of the residence known as 4695 Deerfield Road into apartment dwellings.

NAME (PRINT)	ADDRESS	TELEPHONE	SIGNATURE
1. James J. Scherr	7055 Deerfield Rd	410-8163	<i>[Signature]</i>
2. Kathleen L. Scherr	7055 Deerfield Rd	410-8163	<i>[Signature]</i>
3. James J. Scherr	7055 Deerfield Rd	410-8163	<i>[Signature]</i>
4. Don S. Scherr	7055 Deerfield Rd	410-8163	<i>[Signature]</i>
5. Cele Rind	4215 Colonial Rd	410-8163	<i>[Signature]</i>
6. James J. Scherr	7055 Deerfield Rd	410-8163	<i>[Signature]</i>
7. Robert N. Krimmel	7055 Deerfield Rd	410-8163	<i>[Signature]</i>
8. Jason Roberts	7055 Deerfield Rd	410-8163	<i>[Signature]</i>
9. Hilda Mohr	7055 Deerfield Rd	410-8163	<i>[Signature]</i>
10. James J. Scherr	7055 Deerfield Rd	410-8163	<i>[Signature]</i>
11. John L. Napp	7103 Greenfield Rd	410-8163	<i>[Signature]</i>
12. Patricia Scherr	4215 Colonial Rd	410-8163	<i>[Signature]</i>
13. James J. Scherr	7055 Deerfield Rd	410-8163	<i>[Signature]</i>
14. Kathleen L. Scherr	7055 Deerfield Rd	410-8163	<i>[Signature]</i>
15. James J. Scherr	7055 Deerfield Rd	410-8163	<i>[Signature]</i>
16. Don S. Scherr	7055 Deerfield Rd	410-8163	<i>[Signature]</i>
17. Cele Rind	4215 Colonial Rd	410-8163	<i>[Signature]</i>
18. James J. Scherr	7055 Deerfield Rd	410-8163	<i>[Signature]</i>
19. Robert N. Krimmel	7055 Deerfield Rd	410-8163	<i>[Signature]</i>
20. Jason Roberts	7055 Deerfield Rd	410-8163	<i>[Signature]</i>
21. Hilda Mohr	7055 Deerfield Rd	410-8163	<i>[Signature]</i>
22. James J. Scherr	7055 Deerfield Rd	410-8163	<i>[Signature]</i>
23. John L. Napp	7103 Greenfield Rd	410-8163	<i>[Signature]</i>
24. Patricia Scherr	4215 Colonial Rd	410-8163	<i>[Signature]</i>
25. James J. Scherr	7055 Deerfield Rd	410-8163	<i>[Signature]</i>
26. Kathleen L. Scherr	7055 Deerfield Rd	410-8163	<i>[Signature]</i>
27. James J. Scherr	7055 Deerfield Rd	410-8163	<i>[Signature]</i>
28. Don S. Scherr	7055 Deerfield Rd	410-8163	<i>[Signature]</i>
29. Cele Rind	4215 Colonial Rd	410-8163	<i>[Signature]</i>
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32. Jason Roberts	7055 Deerfield Rd	410-8163	<i>[Signature]</i>
33. Hilda Mohr	7055 Deerfield Rd	410-8163	<i>[Signature]</i>
34. James J. Scherr	7055 Deerfield Rd	410-8163	<i>[Signature]</i>
35. John L. Napp	7103 Greenfield Rd	410-8163	<i>[Signature]</i>
36. Patricia Scherr	4215 Colonial Rd	410-8163	<i>[Signature]</i>
37. James J. Scherr	7055 Deerfield Rd	410-8163	<i>[Signature]</i>
38. Kathleen L. Scherr	7055 Deerfield Rd	410-8163	<i>[Signature]</i>
39. James J. Scherr	7055 Deerfield Rd	410-8163	<i>[Signature]</i>
40. Don S. Scherr	7055 Deerfield Rd	410-8163	<i>[Signature]</i>
41. Cele Rind	4215 Colonial Rd	410-8163	<i>[Signature]</i>
42. James J. Scherr	7055 Deerfield Rd	410-8163	<i>[Signature]</i>
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44. Jason Roberts	7055 Deerfield Rd	410-8163	<i>[Signature]</i>
45. Hilda Mohr	7055 Deerfield Rd	410-8163	<i>[Signature]</i>
46. James J. Scherr	7055 Deerfield Rd	410-8163	<i>[Signature]</i>
47. John L. Napp	7103 Greenfield Rd	410-8163	<i>[Signature]</i>
48. Patricia Scherr	4215 Colonial Rd	410-8163	<i>[Signature]</i>
49. James J. Scherr	7055 Deerfield Rd	410-8163	<i>[Signature]</i>
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60. Patricia Scherr	4215 Colonial Rd	410-8163	<i>[Signature]</i>
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62. Kathleen L. Scherr	7055 Deerfield Rd	410-8163	<i>[Signature]</i>
63. James J. Scherr	7055 Deerfield Rd	410-8163	<i>[Signature]</i>
64. Don S. Scherr	7055 Deerfield Rd	410-8163	<i>[Signature]</i>

PLEASE PRINT CLEARLY  
PETITIONER(S) SIGN-IN SHEET

NAME	ADDRESS
Charlotte H. Scherr	6950 Deerfield Rd Pikesville, MD 21208
Carol G. Altman of USAF, Ret.	4225 Lowell Drive Baltimore, MD 21208
Helen Hervas	7055 Deerfield Rd 21208
HELEN HERVAS	7055 DEERFIELD RD 21208



To the Zoning Board:  
My wife and I have been residents of Colonial Village since 1986. We live at 7055 Plymouth Rd. I am on the Board of the Colonial Village Improvement Association. We are opposed to the conversion of the house located at 6950 Deerfield Rd from a single family dwelling into a multiple-family unit. We feel that Colonial Village was designed as a development of single family homes and has been a strong community since its inception due to the maintenance and care of the properties by the homeowners. Colonial Village is made up of very narrow streets and has a recurrent water pressure problem, which is widely known by residents in the community. It would not be wise to allow a conversion of a home into apartments which would set a precedent for future conversions and a worsening of problems with traffic and water pressure.

We hereby give this statement in testimony opposing the conversion of 6950 Deerfield Rd from its current status. We are giving Mrs. Jeffers or her designee the right to read this testimony before the Zoning Board on Tuesday, April 9, 1991.

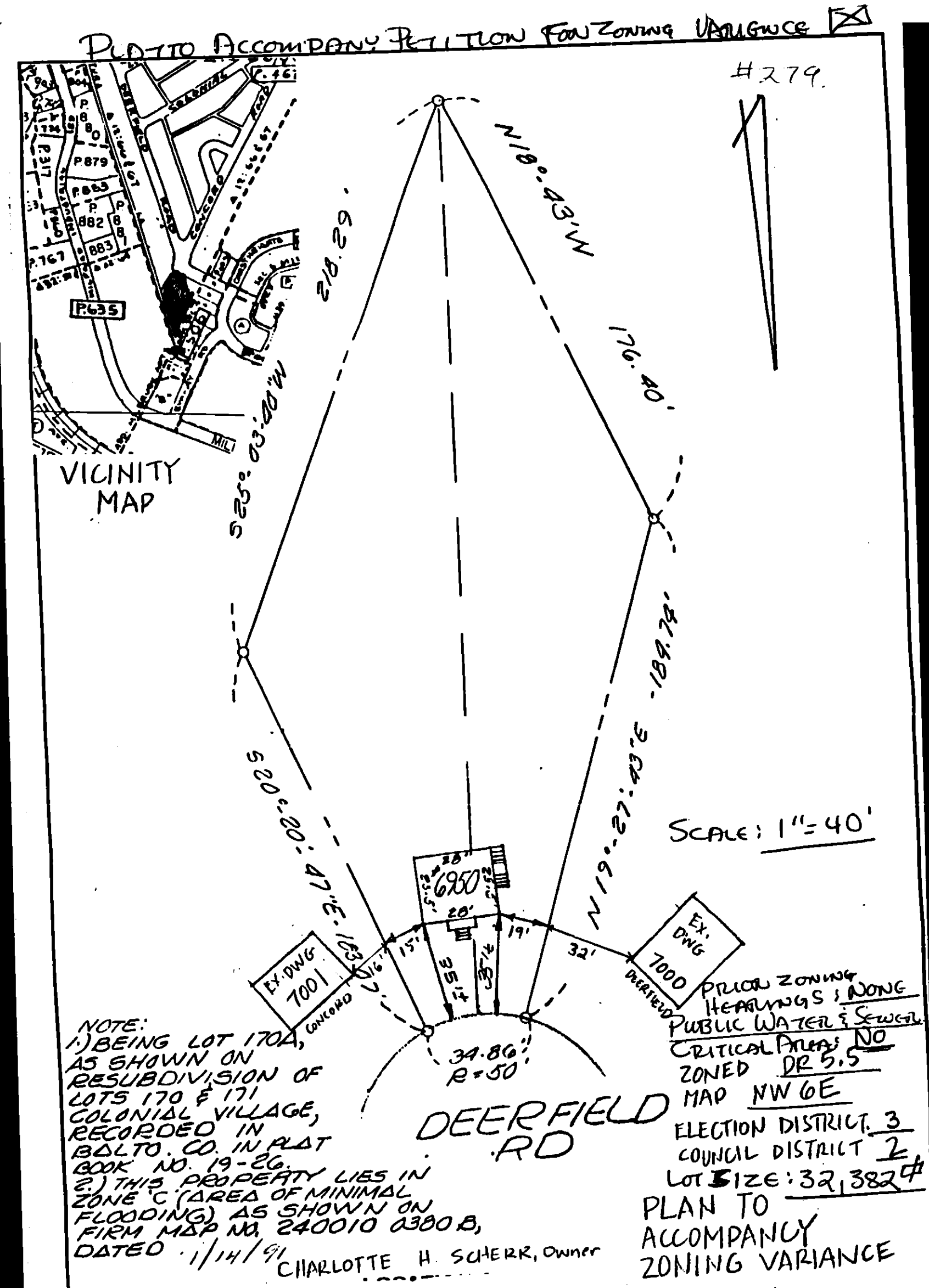
Subscribed and sworn to before me this 9th day of April, 1991.  
My Comm. Expires 11/1/92  
*[Signature]*  
Michael Scherr

*[Signature]*  
Juliana Scherr

# PETITION

WE, THE UNDERSIGNED, being adult residents of the Colonial Village Community, do hereby oppose the granting of a variance as requested by Honey Scherr in Case number 91-316-A on file with the Baltimore County, Maryland Office of Zoning; specifically, for the conversion of the residence known as 6950 Deerfield Road into apartment dwellings.

NAME (PRINT)	ADDRESS	TELEPHONE	SIGNATURE
1. RAYMOND W. WILMEL	7015 DEERFIELD RD	443-3874	[Signature]
2. WILMEL R. WILMEL	7015 DEERFIELD RD	443-3874	[Signature]
3. BETTY S. S. S.	7015 DEERFIELD RD	443-3874	[Signature]
4. HENRY L. S. S.	7015 DEERFIELD RD	443-3874	[Signature]
5. JACOB S. JACOB	7015 DEERFIELD RD	443-3874	[Signature]
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64. JACOB S. JACOB	7015 DEERFIELD RD	443-3874	[Signature]



91-316 PETITIONER'S EXHIBIT

CASE #: 91-316-A



# 279



# 279



# 279

PETITIONER'S EXHIBIT #

CASE #: 91-316-A



Side basement # 279 entrance



Side basement # 279 entrance

PETITIONER'S EXHIBIT #

## PROTESTANT(S) EXHIBIT (3)



April 9, 1991

My name is Honey Scherr, also known as Charlotte H. Scherr on my deed. My address is 6950 Deerfield Road, Pikesville, MD 21208. I have lived at this address for 29½ years and I would like to live in this community -- Colonial Village -- for the rest of my life.

For the past twenty-five years, I have served on the board of directors of the Colonial Village Improvement Association. I served as president of the association from 1979-1982 and recently was nominated to serve another term as president for the upcoming year.

As a member of the community, I have always worked diligently to preserve and protect property values and to upgrade the area i.e., sidewalks, lighting, etc.

I moved into this community as a young bride and my two children were born and raised here.

I am now divorced and live alone. As a result, I am house rich and cash poor.

I am petitioning for a variance to create an apartment within my existing home.

According to the location survey done by Spotts, Stevens & McCoy, Inc., I meet the required density specifications in a D.R. 5.5 zone. My lot is .743 of an acre -- the largest in Colonial Village. My situation is unique because no other lot in Colonial Village meets these requirements.

The granting of this variance would not set a precedent. Duplexes are not new to Colonial Village. They were incorporated into the original development by the builder, William Chev, and they still exist today.

The proposed unit would not increase traffic nor would it exacerbate the problem of water pressure.

Take into consideration that a family of five once lived in this house. As my family disappeared, so did the one car that was parked outside.

PETITIONER'S EXHIBIT